

HUD Indefinitely Delays Enforcement of Park Model RV Porch Restrictions

In a Memorandum dated January 20, 2015, HUD Administrator Pamela Beck Danner announced that HUD will not be enforcing its interpretation that park model RV porches count toward the 400 square foot limit (as measured) on those types of RVs until new regulations defining RVs are published, which is something that likely will not occur for many months.

This memorandum supersedes a Memorandum that Administrator Danner promulgated on October 1, 2014. That Memorandum sought to clarify the measuring process for park model RVs, stating that factory-built porches do count toward the 400 square foot park model RV limit and that HUD would enforce to this measurement criteria starting on April 1, 2015.

However, on December 2, 2014, the Manufactured Housing Consensus Committee (MHCC) recommended that HUD further delay enforcement to this measurement criterion until new rules are published, which better and more clearly define today's RVs. By this most recent Memorandum, HUD has accepted that MHCC recommendation, making the April 1, 2015 deadline for park model RVs moot.

"The issue was placed on the MHCC's agenda as a direct result of the political pressure from the campground industry which mobilized park owners across the United States to write to their Members of Congress to support HR 5658, "The Recreational Vehicle Certainty Act," and to ask for a grandfather provision for park models already in campgrounds," said Paul Bambei, ARVC president and CEO. "Our members embraced our call to action and played a major role in HUD's latest memorandum." In total, nearly 800 park owners sent approximately 2700 electronic letters to 335 Members of Congress in the ARVC grassroots campaign for park owners.

At that same meeting, the MHCC also recommended specific language to more clearly define RVs that are exempt from HUD's manufactured housing standards. That language referred to the NFPA and ANSI standards to which RVs are built as defining them as RVs, rather than a complicated set of criteria that includes specific square footage requirements and tow vehicle restrictions.

"While it remains to be seen how HUD will handle the new RV definition recommendation, park model manufacturers and especially RV campgrounds can rest assured that, for now, porches on the chassis will not be counted toward the 400 square foot limit on park model RVs," said Jeff Sims, director of state relations and program advocacy for ARVC, the National Association of RV Parks and Campgrounds. "The park model RVs that are in campgrounds today and the park model RVs they buy tomorrow can have porches that do not count toward the size limit. This also means no state or local regulators should have issues with park model RV porches either."

"ARVC, RVDA and RVIA have closely coordinated efforts since the October 1 Memorandum created a great deal of uncertainty for the RV and campground industries," said Matt Wald, RVIA executive director of Park Model RVs. "We are extremely grateful to Administrator Danner as well as the MHCC for taking the time to understand the RV and campground industry's perspective on this issue and working

with us toward a consensus outcome where RVs are clearly defined as recreational units and manufactured housing is clearly defined as housing in a way that everyone knows exactly where the line between them is. We look forward to finalizing that consensus process in the coming months.”